

## 10-2-9: NEIGHBORHOOD COMMERCIAL ZONE:

A.Intent: The purpose of the neighborhood commercial (NC) zone district is to allow small convenience retail establishments in primarily residential areas. Neighborhood commercial uses shall be designed to be compatible with the surrounding residential area, to minimize traffic impacts and to serve the daily or frequent trade or service needs of the surrounding residential area.

B.Density: No single structure shall contain more than five thousand (5,000) square feet in floor area.

C.Schedule Of Uses: The table of uses sets forth the appropriate uses in this zone. If a proposed permitted use has an associated outdoor storage or yards, the proposed use shall be considered as a conditional use.

D.Setback And Bulk Regulations:

1. The minimum setback from Highways 224, 40, 248 and Interstate 80 rights of way shall be one hundred feet (100').
2. The minimum setback from any frontage road right of way shall be eighty feet (80').
3. The minimum setback from any jurisdictional wetland shall be forty feet (40').
4. The minimum setback from the centerline of East Canyon Creek shall be one hundred fifty feet (150').
5. The minimum setback from a naturally occurring year round stream (other than East Canyon Creek) shall be one hundred feet (100') from the centerline of the stream.
6. The minimum setback from a lake, pond, or reservoir shall be one hundred feet (100') from the high water mark.
7. With the above exceptions, the minimum front yard setback shall be thirty feet (30'), unless otherwise indicated on a recorded plat or approved site plan. In cases where the property lines extend to the center of the road, the minimum setback from the centerline of the road shall be fifty five feet (55'). The front setback in Summit Park shall be fifteen feet (15') from the front property line.
8. With the above exceptions, the minimum side yard setbacks shall be twelve feet (12'), unless otherwise indicated on a recorded plat or approved site plan.
9. With the above exceptions, the minimum rear yard setbacks shall be twelve feet (12') unless otherwise indicated on a recorded plat or approved site plan.
10. The maximum building height shall be thirty two feet (32').

E.Performance Standards: In addition to compliance with all standards for approval outlined in [chapter 4](#) of this title, the following

special performance standards will apply in this zone:

1. **Parking:** Parking shall comply with section [10-4-9](#) of this title. Additionally, on site parking is required for all visitors, customers and employees expected to occupy the building for any given shift.
2. **Mechanical Equipment:** All exterior mechanical equipment shall be screened to minimize noise infiltration to adjoining properties and to minimize the view of the equipment from nearby properties and from public roadways.
3. **Delivery And Loading Areas:** The loading and unloading of goods shall take place entirely on site and shall not interfere with emergency access, vehicular access or pedestrian access. Loading areas shall be screened from general public view as much as possible.
4. **Refuse Storage And Disposal:** In addition to complying with section [10-4-14](#) of this title, all garbage, refuse and recycling functions associated with uses in this zone shall be required to be screened from public view.
5. **Outdoor Storage Yards:** Outdoor storage yards are prohibited in this zone.
6. **Outdoor Display Of Goods:** Outdoor display of merchandise is prohibited in this zone.
7. **Open Space:** All development in this zone shall provide a minimum of sixty percent (60%) open space. (Ord. 647, 9-13-2006)